112.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	782,600	/	782,600
USE VALUE:	782,600	/	782,600
ASSESSED:	782,600	/	782,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAWSON MARK S
Owner 2:	TR OF LAWSON FAMILY TRUST
Owner 3:	
Street 1:	11 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAWSON SANDRA L TR -
Owner 2:	TR OF JAMES STREET TRUST -
Street 1:	11 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,213 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1961, having primarily Vinyl Exterior and 1850 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11213.000	252,600	500	529,500	782,600
Total Card	0.257	252,600	500	529,500	782,600
Total Parcel	0.257	252,600	500	529,500	782,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.03 | /Parcel: 423.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71175
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!8688!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,600	500	11,213.	529,500	782,600	782,600	Year End Roll	12/18/2019
2019	101	FV	207,600	500	11,213.	521,900	730,000	730,000	Year End Roll	1/3/2019
2018	101	FV	207,500	500	11,213.	400,900	608,900	608,900	Year End Roll	12/20/2017
2017	101	FV	207,500	500	11,213.	378,200	586,200	586,200	Year End Roll	1/3/2017
2016	101	FV	207,500	500	11,213.	347,900	555,900	555,900	Year End	1/4/2016
2015	101	FV	206,400	500	11,213.	325,200	532,100	532,100	Year End Roll	12/11/2014
2014	101	FV	206,400	500	11,213.	299,500	506,400	506,400	Year End Roll	12/16/2013
2013	101	FV	206,400	500	11,213.	299,500	506,400	506,400		12/13/2012

PRINT

Date	Time
12/10/20	23:14:07

LAST REV

Date	Time
09/27/18	15:39:50
apro	
8688	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWSON SANDRA L	40424-22		8/12/2003	Family		No	No		
	17135-437		6/1/1986		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
2/27/2009	Measured	189	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/7/2000	Measured	264	PATRIOT
9/1/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	71175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11213		Sq. Ft.	Site		0	70.	0.67	6									529,477						529,500	

Total AC/HA:	0.25742	Total SF/SM:	11213	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	529,477	Spl Credit		Total:	529,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	85150
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	343140
Depreciation:	90589
Depreciated Total:	252551

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

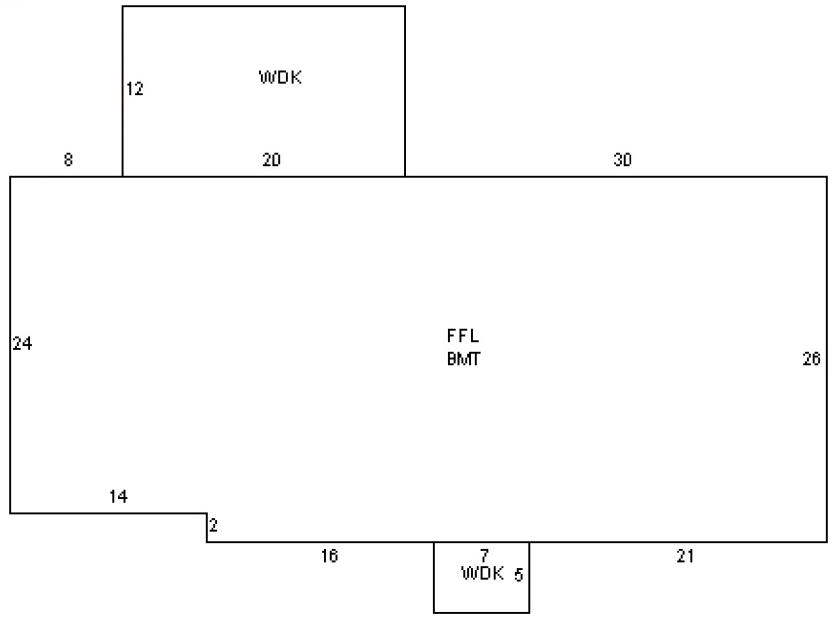
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	78.08
Final Total:	252600	Val/Su SzAd	170.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,480	44.610	66,026
FFL	First Floor	1,480	127.920	189,321
WDK	Deck	275	9.610	2,643

Net Sketched Area:	3,235	Total:	257,990
Size Ad	1480	Gross Are	3235	FinArea	1850
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

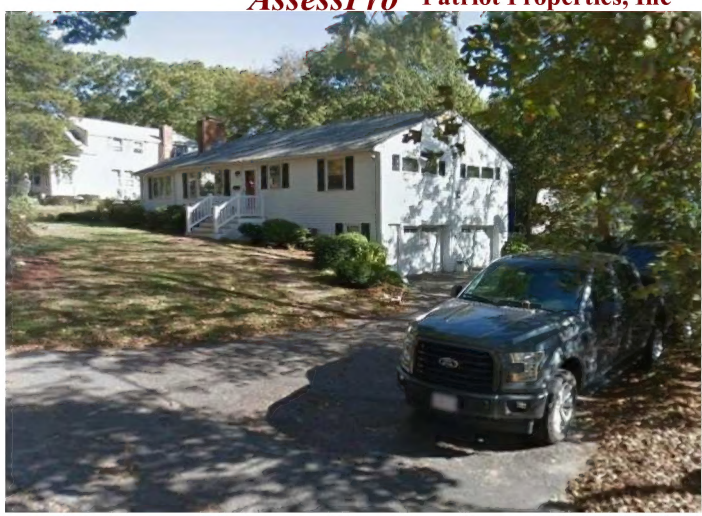
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X10	A	AV	1980	4.59	T	31.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc